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Issaquah Terrace Residential Community

Project Description
March 2013

City of Issaquah

Issaquah Terrace is a planned rental community to be located on Parcels 2A and 2B of the recently approved Lakeside Property master development plan. These parcels are located east of Highlands Drive in the vicinity of the King County park and ride facility, and adjacent to the Issaquah Highlands master plan community. The Issaquah Terrace community will consist of 268 stacked flat rental homes and approximately 30 for rent townhomes. There will be one, two, and three bedroom flats, and one and two bedroom townhomes available.

The site plan for Issaquah Terrace is to be campus like, with a significant pedestrian orientation. Buildings will be arranged to provide a variety of pedestrian circulation and recreation opportunities. Most walkways in the community will be oversized (in excess of 6' wide) to reinforce a campus like atmosphere and promote walking as an option to services at the Issaquah Highlands Town Center. The central mall is flanked on two sides by concrete pathways and a reinforcing "alley" of trees. Frontage and other walkways likewise will use a strong parallel tree plating to reinforce the pedestrian element and to define connectivity. Lighting for pedestrian areas will promote use and safety.

Amenities currently under consideration include an out door swimming pool and spa area, barbeque facilities, pea patch garden, dog run, and children's play space. An on site leasing and management building will include a community living room and kitchen, and an exercise facility.

Building entries on the three and four story stacked flats are prominent, with connections to significant pedestrian pathways or a central pedestrian mall. There are also entries on the alley side of these buildings for convenience. Ground related units will have a patio area for private use that is partially screened from public areas but also promoting some resident interaction by not being totally walled off. Units on upper floor will have a private deck space. Parking for the stacked flats is provided in under building garages, aprons, and open and covered surface parking.

Townhome entries are on a lower level, at grade, adjacent to an integral garage with two floors of living space above. These buildings are stepped both front to back, grade the back being about ten feet higher than the front, and side to side to take up grade as this "panhandle" portion of the site is fairly steep. Each unit will have a private rear patio area that connects to main floor living space. These rear yard areas will likely be fenced with a 5' solid wood fence that will not be visible from the front. Parking for these units in garages and building front aprons.

Pedestrian connections to Highlands Drive are provided at several locations along the frontage, with a crossing of Highlands Drive at the transit center that will be controlled by a new pedestrian signal.

Vehicle access to the site is from Highlands Drive at a single point with a new signalized intersection, the location of which will provide future access to the Lakeside Property east of Highlands Drive. A looped alley provides access to individual buildings on site. This alley loop is relatively narrow to slow vehicles, but is of sufficient width to accommodate emergency and service vehicles.

Visually, the site is not connected in a substantial way to existing homes to the east due to a large vertical separation; Issaquah Terrace is for the most part 70' or more below the adjacent residences. Some of the townhomes at the top of the panhandle will be more visible to neighbors but still founded below the adjacent lots. South of Issaquah Terrace are existing multifamily buildings, again significantly above the site, and to the north larger lot single family homes.

Issaquah Terrace is planned to begin site development in the summer of 2013, with building construction to begin in the fall. The final buildings are projected to be finished in the summer of 2015.